

# ST. AUGUSTA AND ST. HELENA SOLD

## Two Big Apartment Houses Change Owners in Brisk Residential Market.

Residential property held the undoubted lead in the real estate field yesterday. Single and multifamily housing in the choice residential districts of the upper East and West sides and even in some of the more modest sections changed hands in a series of deals that bore testimony to the restoration of confidence in a form of investment that had suffered a temporary loss of prestige after the Legislature at Albany made its two successive attempts to adjust by law the economic relationship between landlord and tenant. In the mid of the residential market yesterday the dwelling buyers were in the majority, but the apartment investors managed to carry off the honors for important transactions.

The biggest of the apartment house sales affect the St. Augusta and St. Helena, the two six story structures, 106,300, at 408 to 412 West 127th street, which have accommodations for 100 families. These houses were sold by Philip Meyrowitz to Nathan Epstein, who gave in part payment three apartment houses with stores at 853 Southern Boulevard, 50,100, and a similar structure at 974 Aldus street. The St. Augusta and St. Helena rent for \$36,000 a year and were held at \$200,000. David Seligman, David Mintz and Louis Epstein were the brokers.

**Other Multifamily House Sales.**  
The West Broadway-Leonard Corporation bought from West Realty Corporation the two 5.5 story apartment houses at 465 to 470 West 100th street, between Amsterdam and Convent avenues, each 55,800, and renting for \$17,000 annually. The houses are laid out in six units on a floor of three and four rooms. They were held at \$200,000. Arthur Cutler & Co. were the brokers.

Charles D. and Herbert V. Diller sold to Elizabeth W. Stevens and Helen C. Mosley 124 Stanton street, a five story tenement, \$25,800.

Cruikshank Company sold for the Central Union Trust Company 23 and 25 Park street, two four story tenements, \$14,683.33 irregular.

Henry Tiesman sold to Harry Ropp the five story tenement, 19,546, at 348 East Tenth street.

Douglas Gibbons & Co. and Pease & Elliman sold an apartment in 830 Park avenue, northeast corner of Seventy-sixth street, to W. R. Edgington.

**Samuel Brenner Opens New Office.**  
Samuel Brenner has withdrawn from the firm of Lefter, Brenner & Lefter, Inc., and has opened a new office at 407 Second street, where he will specialize in the purchase and sale of high class investment properties.

**GALEWSKI BUYS LOFT.**  
Demand for business properties shows slight recession.

Charles Galewski, the operator, has purchased the ten story loft and office building at 710 Broadway, on the east side, between East Fourth street and Astor place, from the estate of Isaac & Henry Melman. The structure was built about twenty years ago by the sellers and is one of the most substantial buildings of its type in that section. It fronts twenty-five feet on Broadway and has a depth of 135 feet. Its rental return is about \$25,000 a year and it was held at \$300,000. Edward M. Simmons represented Mr. Galewski. Cadwalader, Wickersham & Taft represented the sellers.

**Jersey City Deals.**  
Michael Hartstein resold to George W. Ahrens the four story brick apartment building at 214 to 216 West 23rd street, for \$125,000. The same broker recently sold the adjoining six story building, 60,100, at 449 to 453 West Forty-second street, to the same buyer.

H. M. Wall Company sold 237 and 239 West 127th street, a three story building, 60,100, to David Zilph, who will alter them into stores and lofts.

**Lyric Theatre Leased.**  
H. H. Frazer leased from E. E. Smathers the Lyric Theatre, at 213 West Forty-second street, through to 214 to 216 West Forty-third street, for sixty-seven years. The first twenty-five years calls for an annual rent of \$75,000 a year, while the rent of twenty-one years is to be fixed by reciprocal sale. Smathers purchased the property from the De Koven estate in 1913. George Gascoigne was the broker.

**Deals Revealed in Transfers.**  
David A. Clarkson sold to Robert H. Lane the four story building, with store, at 232 Fulton street, \$25,145.33.

Henry W. Davis bought from Fannie M. W. McBoyle and others the four story building, with store, at 278 Washington street, 20,400, near Warren street.

Solomon Epstein sold to Abraham Z. Levine the four story New York Hotel, at 132 to 156 East 123rd street, \$10,100.

Sidney J. Timmons sold to the Rayford Holding Company the four story apartment at 155 and 157 West 143rd street, \$7,610.00.

Anne M. Harrison sold to George Hampton the six story apartment, with store, at 2 and 3 Sylvan place, near 129th street, 40,535.11.

Farmers Loan and Trust Company sold to Sarah K. Fisher the three story building, at 447 West 147th street, 18,920, for \$10,000.

The Turtle Bay Holding Company sold to Marian L. Hoskins the three story building, at 245 East Forty-eighth street, 20,100.

Elizabeth Walton sold to Robert W. Justice the three story dwelling at 447 Lenox avenue, 18,740, near 152nd street.

**Chase Building Sold.**  
Rutler & Baldwin, Inc., sold for Mrs. Luther A. Kuntze the vacant plot, 100x300, on the west side of Riverside Drive, between 169th and 170th streets.

The vacant lots, 25x100, at 163 West 170th street, and 25x100, at 163 West 170th street, and extending through the block, have been purchased by Abraham Schmoll from Duns & Sinnott through S. Jaffe, broker. The buyer intends to improve the property.

**Deal Residents Buy Fine Mansion.**  
The Sperin mansion at Deal, N. J., sometimes known as the Horgan property, has been purchased by a syndicate of residents known as the Boro Improvement Association of Deal, which will use it for a clubhouse. Among the members are W. C. Duran, L. M. Unger, Horace M. Kilburn, Lewis W. Monford, Joseph H. Tooker, Henry J. Greenblatt, W. P. Aklert and D. M. Newton. The entire furnishings of the house were also purchased. Pease & Elliman were the brokers.

**Brooklyn Deals Reported.**  
Edward H. Kegel leased for twenty years for the estate of Wilhelm Muller the building at 265 and 267 Prospect Park West, corner of Fifteenth street. The lease will terminate and will erect three additional stories, all of which have been leased from private parties.

Martin Company leased to the Elliott Distributing Company offices in 41 to 43 Washington avenue.

H. P. Knowles Company sold 490 Bed-

# BANKER BUYS UPPER EAST SIDE DWELLING

## Private Residences Attract Many Purchasers.

**Queens-Richmond Markets.**  
Edgeworth Smith, Inc., sold the six-story residence, corner of Mowbray place and 122 East Seventy-ninth street, to Dr. L. M. Kelley. Robert W. Higbie purchased through Edgeworth Smith, Inc., additional land adjoining his estate in the Mayfair section of Kew Gardens.

J. Albert Johnson sold for Eliza R. Walker her residence on plot, 50x140, at 250 Sanford avenue, Flushing, Queens, to George W. Wood.

Lewis H. May Company leased the following cottages: At Far Rockaway, L. I., for Morris Bleher on Merrill road to Yella Marzari, for R. Schiffer on Beach Twenty-ninth street to B. Bromberg; for Susan H. Forest on Beach Eighth street to Mrs. R. Meese; for Benjamin F. Foster on Wave Crest avenue to Josephine Brown; for John M. Otto on Bay street to Patrick Corrigan; for Edgemoor, L. I., for Max Seidelmann corner Beach Thirty-seventh street and Edgemoor avenue to M. W. Jones; for Superior Home Company on Columbus avenue to A. Singer; for Lillian Kohn on Beach Thirty-ninth street to A. W. Leopold; for Nellie Levy on Beach Twenty-third street to M. W. Jones; for Superior Home Company on Columbus avenue to Samuel Davis.

Moffatt & Schwalb sold for Charles D. Butler two lots on Richmond turnpike, Tompkinsville, S. I., to Lorenzo G. and Della M. Lyon.

Cornelius G. Koltz leased for Mabel E. Quigley to Mrs. O. O'Brien the three story dwelling on Horlock avenue, New Brighton, S. I., for two years.

**LEASES SWELL VOLUME OF DAY'S TRANSACTIONS.**  
H. M. Wall Company leased the four story building at 130 East 118th street, to Daniel Stewart; also store in the northwest corner of Twenty-eighth street and Seventh avenue to the Marcus Cigar Company for ten years at an aggregate rental of about \$45,000, or about \$20 per square foot; also store in 212 West Thirty-fourth street to the Gooding Clothing Company; loft in 422 Seventh avenue to George P. Camp; also store in 225 West Thirty-sixth street to B. M. Schustack.

Charles B. Van Valen, Inc., leased in 110 William street offices to Robert Lenn & Co., stationers, at an annual rent of \$15,000; also a store in the basement to Louis G. Boffa, who will open a "Sandwicherie".

White-Goodman leased lots as follows: 123 West Twenty-ninth street to Colonial Underwear Company; in 27 East Twenty-first street to Barbara Schorer, and in 103 West Fifteenth street to Tolles Brothers.

Cross & Brown Company leased the third floor in 248 West Thirty-sixth street to Charles & George Mandel, rep. milliner, and space in 354 Fourth avenue to Charles & Co., James Risk Company, Bolles Brothers Company and Goodwin Mills, and store in 719 Sixth avenue to L. M. Block.

Loton H. Slavson Company leased offices in 120 West Thirty-second street to Master Contractors' Protective Association; in 132 Front street to the Savannah Sugar Refining Corporation, and in the building at 132 Front street to the Stewart Phonograph Company.

P. M. Clear & Co. leased the store and basement in 106 West Thirty-first street to Packer Brothers, cigar, tobacco and confectionery; also first floor in the same building to Morris Berkowitz, furrier; also leased first floor in 317 Seventh avenue to Springer & Roth, and the third floor to Leo Wallace, Inc.

Pease & Elliman leased a store in 1043 Sixth avenue to Andrew Vella.

Samuel H. Martin leased the store and part of basement in 153 Columbus avenue to Jensen Restaurant Company, Inc.

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# Business Troubles

## PETITIONS IN BANKRUPTCY.

The following petitions in bankruptcy were filed Tuesday in the United States District Court:  
**MAX SANX**—Voluntary petition by Max Sanx, 802 East 169th street, Bronx, who places his liabilities at \$10,700. All unsecured claims and no assets. Samuel H. Brown, attorney.

**PORA BRODY**—Voluntary petition by Pora Brody, 122 East 100th street, New York, who places her liabilities at \$25,100. All unsecured claims and no assets. Liabilities type for signature procedure. February 14, 1919, by Jacob Jacobson, 425 Clermont Parkway, Bronx, on an alleged claim for damages for personal injuries suffered by reason of the alleged negligence of bankrupt David L. Cohen is attorney for the bankrupt.

**HARRY SOLOWAY**—Voluntary petition by Harry Soloway, trading as the Harry Soloway, 1110 West 111th street, who places his liabilities at \$3,500, of which \$4,000 are secured claims, and no assets. Joseph G. Abrahamson is attorney for the bankrupt.

**JOSEPH SCHWARTZ**—Involuntary petition against Joseph Schwartz, fur and skins, 41 West Twenty-eighth street, on behalf of R. Freeman, who claims \$1,000. Liabilities are given as \$70,000 and assets \$10,000. The Milwaukee is attorneys for the petitioners.

**SCHEDULES IN BANKRUPTCY.**  
The following schedules in bankruptcy were filed Tuesday in the United States District Court:  
**SAMUEL FUNT**, cloaks and suits, 98 West 127th street, New York, who places his liabilities at \$86,700. All unsecured claims; assets, \$25,400, of which \$10,000 is stock in trade, \$10,000 machinery, and \$5,400 debt due on open accounts, \$5,000 money deposited in bank and \$1,000 real estate. Cohen, Rosenthal & Shapiro are attorneys for the bankrupt.

**RECEIVERS IN BANKRUPTCY.**  
The following receivers in bankruptcy were appointed Tuesday by Judge Knox in the United States District Court:  
**MATTHEW DAVIDSON**, temporary receiver for Morris Schwartz, trading as the Morris Schwartz, 277 Fifth Avenue, with a bond of \$5,000.

**MANHATTAN.**  
The following judgments were filed yesterday: The first name being that of the debtor: **ACME OPERATING CORP.**—Transcontinental Freight Co., Inc., \$1,011.48.

**RESIDENTIAL LEASES.**  
Pease & Elliman leased for Mrs. M. W. Devarney to Dr. R. E. Stinson the four story twenty foot dwelling at 132 East Fifty-first street; also apartments as follows: In 30 West Ninth street, to Mrs. L. Hamilton; in 11 East Forty-third street, to Mrs. L. Hamilton; in 118 West Fifty-ninth street, to F. X. Leyendecker; in 172 East Seventy-fourth street, to Charles Naegele; in 117 East Seventy-sixth street, to Mrs. L. Rohy; in 29 East Eighty-third street, to Harris Vought & Co., agents, to Graham Murtha; in 2131 Broadway, to Mrs. E. S. Doris; in 119 West Seventy-fifth street, to Robert E. Lee; in 204 West Eighty-first street, to Miss N. J. Puhm.

**IN THE AUCTION ROOM.**  
[BY BENNY BRADY.]  
TUESDAY, 742, n.w. cor. 40th st., 25x90, 4 story brick office and store building, leasehold, Pundy Co. on 742 Seventh Ave. Corp. at all: Jones & Co. at \$25,000; taxes, \$5,345; to be paid, \$25,000; to be paid, \$25,000.

**MEMO**  
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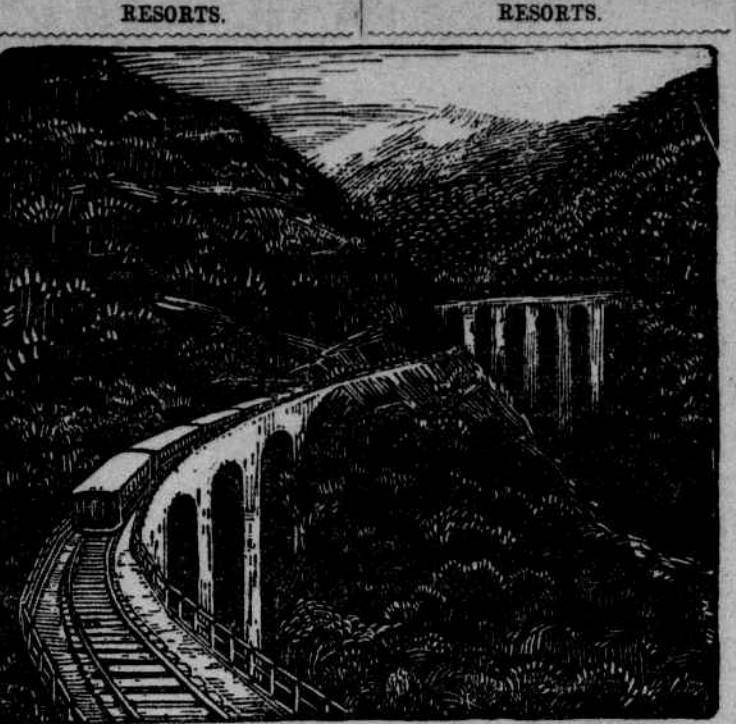
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